150.0	0006	0011.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,408,100	/	1,408,100
USE VALUE:	1,408,100	/	1,408,100
ASSESSED:	1,408,100	/	1,408,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VOZILA PAUL J
Owner 2:	CORDIMA CHERYL
Owner 3:	
Street 1:	17 GRAND VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHERMAN WILLIAM H & -
Owner 2:	HOUGHTON LEAH M -
Street 1:	17 GRAND VIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,200 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Clapboard Exterior and 3168 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6200.000	923,300		484,800	1,408,100
Total Card	0.142	923,300		484,800	1,408,100
Total Parcel	0.142	923,300		484,800	1,408,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.48 | /Parcel: 444.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	99556
GIS Ref	
GIS Ref	
Insp Date	06/01/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0006-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	921,700	0	6,200.	484,800	1,406,500	1,406,500	Year End Roll	12/18/2019
2019	101	FV	740,800	0	6,200.	454,500	1,195,300	1,195,300	Year End Roll	1/3/2019
2018	101	FV	534,200	0	6,200.	375,700	909,900	909,900	Year End Roll	12/20/2017
2017	101	FV	534,200	0	6,200.	345,400	879,600	879,600	Year End Roll	1/3/2017
2016	101	FV	161,100	0	6,200.	315,100	476,200	476,200	Year End	1/4/2016
2015	101	FV	151,000	0	6,200.	309,100	460,100	460,100	Year End Roll	12/11/2014
2014	101	FV	151,000	0	6,200.	287,200	438,200	438,200	Year End Roll	12/16/2013
2013	101	FV	151,000	0	6,200.	273,300	424,300	424,300		12/13/2012

!11794!

PRINT

Date	Time
12/11/20	01:55:46

LAST REV

Date	Time
04/17/19	09:40:38
jorourke	
11794	

USER DEFINED

Prior Id # 1:	99556
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHERMAN WILLIAM	70796-531		3/29/2018		1,420,000	No	No		
24 EPPING STREE	67209-94		5/6/2016		1,266,585	No	No		
DEMBELE MAMADOU	65688-142		7/7/2015	Change>Sale	565,000	No	No		
HENWOOD ANDREW	55120-74		8/5/2010		400,000	No	No		
BOSCH TAYLA	49843-525		7/27/2007		409,000	No	No		
BRUELL MARGARET	41077-323		10/1/2003		389,000	No	No		
	15802-593		9/1/1984		111,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2015	1549	Addition	260,000					
9/16/2015	1341	Demoliti	20,000		9/16/2015			Demo and dumpster

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2019	SQ Returned	JO	Jenny O
3/10/2017	SQ Returned	EMK	Ellen K
6/1/2016	Permit Visit	PT	Paul T
6/1/2016	Measured	PT	Paul T
1/13/2009	Meas/Inspect	336	PATRIOT
12/3/2008	MLS	MM	Mary M
2/19/2004	MLS	HC	Helen Chinal
1/8/2000	Inspected	197	PATRIOT
11/30/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6200		Sq. Ft.	Site		0	80.	0.98	9									484,800						484,800	

Total AC/HA: 0.14233 | Total SF/SM: 6200 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 484,800 | Spl Credit | Total: 484,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.98143935
Const Adj.:	1.34986496
Adj $ / SQ:	165.601
Other Features:	141111
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	967819
Depreciation:	44520
Depreciated Total:	923299

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4		Baths: 3					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

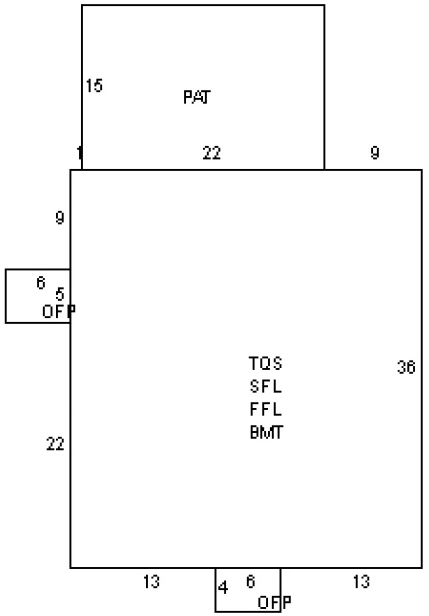
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	220.25
Special Features:	0	Val/Su Net:	196.28
Final Total:	923300	Val/Su SzAd	291.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,152	49.680	57,232
FFL	First Floor	1,152	165.600	190,773
SFL	Second Floor	1,152	165.600	190,773
TQS	3/4 Story	864	165.600	143,080
PAT	Patio	330	4.570	1,508
OFP	Open Porch	54	59.390	3,207
	Net Sketched Area:	4,704	Total:	586,573
Size Ad	3168	Gross Are	4992	FinArea 3168

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0006-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc